

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		OAK HILL DR, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	PRUSKIN DAVID B & MARC			
Owner 2:				
Owner 3:				
Street 1:	54 OAK HILL DR			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

### PREVIOUS OWNER

Owner 1: PRUSKIN DAVID B/ TRUSTEE -			
Owner 2: PRUSKIN FAMILY REALTY TRUST -			
Street 1: 54 OAK HILL DR			
Twn/City: ARLINGTON			
St/Prov: MA		Cntry:	
Postal: 02474			

## NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7002		Sq. Ft.	Site		0	70.	0.90	12									441,043						441,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7002.000	298,700	800	441,000	740,500		55362
							GIS Ref
							GIS Ref
Total Card	0.161	298,700	800	441,000	740,500	Entered Lot Size	
Total Parcel	0.161	298,700	800	441,000	740,500	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		428.53	/Parcel: 428.53	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	298,700	800	7,002.	441,000	740,500		Year end	12/23/2021	PRINT	
2021	101	FV	288,600	800	7,002.	441,000	730,400		Year End Roll	12/10/2020		Date
2020	101	FV	288,500	800	7,002.	441,000	730,300	730,300	Year End Roll	12/18/2019	12/30/21	05:02:33
2019	101	FV	229,100	0	7,002.	409,500	638,600	638,600	Year End Roll	1/3/2019	LAST REV	
2018	101	FV	229,100	0	7,002.	409,500	638,600	638,600	Year End Roll	12/20/2017		Date
2017	101	FV	229,100	0	7,002.	359,100	588,200	588,200	Year End Roll	1/3/2017	04/27/21	09:16:50
2016	101	FV	229,100	0	7,002.	327,600	556,700	556,700	Year End	1/4/2016		
2015	101	FV	215,100	0	7,002.	289,800	504,900	504,900	Year End Roll	12/11/2014	mmcmakin	

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	BS	Barbara S
1/31/2018	OWNR INFO	EMK	Ellen K
12/12/2008	Meas/Inspect	336	PATRIOT
5/24/2004	MLS	HC	Helen Chinal
4/3/2000	Meas/Inspect	263	PATRIOT
6/29/1999		PM	Peter M

**Sign:** VERIFICATION OF VISIT NOT DATA         /   /



***Patriot***  
Properties Inc.

## USER DEFINED

Prior Id # 1:	55362
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**AssessPro** Patriot Properties, Inc